



CURVE TABLE NO. LENGTH DELTA RADIUS CH. BEARING CH. DISTANCE 38.36' 21° 58'40" 100' \$78° 59'31"W 38.12' C2 38.36' 21° 58'40" 100' S78° 59'31"W 38.12" 57.66' 110° 07'41' 30' N34° 57'19"W 49.19" C4 91.91' 105° 19'31'' 50' N32° 33'14"W 79.51' C5 23.09' 63° 51'14" 20.72' N54° 46'34"W 21.92' C6 50.09' 57° 23'53" 50' N61° 19'13"W 48.02' C7 7.88' 90° 20'36" 5' S44° 50'51"E 7.09' 7.07 C8 7.85' 90° 00'23" 5' S44° 50'51"E C9 101.09' 115° 50'31" 50' N57° 51'35"E 84.73' C10 | 35.55' | 67° 54'15" | 30' | N56° 06'33"W 33.51 C11 7.82' 89° 39'24" 5' \$45° 09'09"W 7.05 N45° 01'21"W C12 7.85' 89° 59'37' 5' 7.07 C13 31.42' 180° 00'00' 10' S00° 01'09"E 20.00 C14 31.42' 180° 00'00" 10' N00° 01'09"W 20.00 C15 32.02' 12° 13'53" 150' \$83° 51'54"W 31.96 C16 32.02' 12° 13'53" 150' S83° 51'54"W 31.96' C17 50.09' 57° 23'53" 50' N61° 19'13''W 48.02 C18 25.22' 28° 54'17" 50' N18° 10'08"W 24.96' C19 | 168.09' | 58° 22'14" | 165' | S29° 14'47"E | 160.92' C20 11.57' 22° 05'45" 30' N11° 06'33"W C21 78.54' 90° 00'00'' 50' N44° 56'20"E 70.71' C22 82.81' 31° 37'46" 150' \$74° 14'47"E 81.76'

5' WALL EASEMENT

ROAD

60.00'

DETAIL A

65103 B-103

20' B.L.

STATE OF TEXAS COUNTY OF TARRANT

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED JAMES R. HARRIS KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS DAY OF December , A.D. 2015

medendhelen TARRANT COUNTY, TEXAS Mellissa Anderson

SURVEYOR'S NOTES:

1. PROPERTY CORNERS ARE MONUMENTED WITH IRON ROD WITH YELLOW CAP UNLESS NOTED OTHERWISE.

2. COORDINATES SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (CORS 1996) FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE NORTH CENTRAL ZONE DISPLAYED IN GRID VALUES DERIVED FROM THE NGS COOPERATIVE CORS NETWORK.

3. DIMENSIONS SHOWN ARE SURFACE.

4. BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (CORS 1996), FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE NORTH CENTRAL ZONE.

SURVEYOR, DO HEREBY CERTIFY THAT THE PLAT SHOWN HEREON ACCURATELY REPRESENTS THE PROPERTY AS DETERMINED BY AN ON THE GROUND SURVEY, MADE UNDER MY DIRECTION AND THE SUPERVISION IN NOVEMBER, 2013, AND THAT ALL CORNERS ARE AS SHOWN.

ALVARADO, TEXAS, 76009 817-790-5900 FIRM No. 100784-00

PHONE: (817) 332-9600

FAX: (817) 332-8405



Expires:04-16-2018

LOT TABULATION

BLOCK 100: 17 LOTS (5 OPEN SPACE) BLOCK 101: 31 LOTS (5 OPEN SPACE) BLOCK 102: 29 LOTS (1 PRIVATE STREET, 1 PRIVATE ALLEY)

TOTAL 77 LOTS (65 RESIDENTIAL LOTS, 10 OPEN SPACE, 1 PRIVATE STREET, 1 PRIVATE ALLEY)

DATE OF SUBMITTAL: 5-2-2014 DATE OF REVISION: 12-3-2015

TOTAL ACREAGE: 13.822 ACRES

PP-13-057 VA-14-016 FP-14-038 DATE OF PREPARATION: 4-18-2014

LEGAL DESCRIPTION

and Slate Street;

CENTER LINE

PROJECT BOUNDARY

R.O.W. DEDICATION

35.46

Being a 13.826 acre tract of land situated in the Britton D. Alford Survey, Abstract No. 37, and the Nathan H. Carroll Survey, Abstract No. 264, of Tarrant County, Texas, and being all of that certain tract of land as conveyed by deed to FW RIVERCREST BEND LLC, in Instrument Number D214168112, of the Deed Records of Tarrant County, Texas, and part of plats recorded in Volume 310, Page 92, Volume 388-X, Page 21, and Volume 388-9, Page 495, Rivercrest Addition, an addition to the City of Fort Worth, Texas, according to Deed Records of Tarrant County, Texas, and being more particularly described by metes and bounds as follows;

Beginning at a found 7/8" iron rod, located on the West R.O.W. line of Athenia Lane, approximately 78.14 feet South of the Southwest intersection point of Athenia Lane

THENCE S 00°01'33" E, a distance of 155.36', to a set 1/2" iron rod with yellow cap, for a corner;

THENCE S 89°58'51" W, a distance of 95.00', to a set 1/2" iron rod with yellow cap,

THENCE S 00°01'33" E, a distance of 26.79', to a set 1/2" iron rod with yellow cap,

THENCE N 89°58'51" E, a distance of 130.45', to a point in the intersection of Athenia Lane and Scott Lane;

THENCE S 00°03'40" E, a distance of 580.54', to a point where a 1/2" iron rod bears S 89°34'00" W, 0.38' for a corner;

THENCE S 89°34'00" W, a distance of 124.36', to a set 1/2" iron rod with yellow cap,

THENCE S 00°26'00" W, a distance of 155.90', to a set 1/2" iron rod with yellow cap, for a corner;

THENCE S 87°20'08" W, a distance of 148.01', to a set 1/2" iron rod with yellow cap,

THENCE S 87°05'51" W, a distance of 80.00', to a found 5/8" iron rod for a corner;

THENCE N 74°43'15" W, a distance of 105.45', to a found 5/8" iron rod for a corner;

THENCE N 56°13'08" W, a distance of 108.22', to a found 5/8" iron rod for a corner;

THENCE N 22°09'25" W, a distance of 111.66', to a set 1/2" iron rod with yellow cap,

THENCE N 26°08'09" W, a distance of 67.90', to a set 1/2" iron rod with yellow cap, for a corner;

THENCE N 26°08'09" W, a distance of 283.60', to a set 1/2" iron rod with yellow cap,

THENCE N 30°30'09" W, a distance of 7.63', to a set 1/2" iron rod with yellow cap,

THENCE N 30°23'34" W, a distance of 271.86, to a set 1/2" iron rod with yellow cap, for a corner;

THENCE N 89°58'51" E, a distance of 25.28', to a set 1/2" iron rod with yellow cap,

THENCE N 03°43'00" W, a distance of 142.58', to a set 1/2" iron rod with yellow cap,

THENCE N 89°58'51" E, passing a found 1/2" iron rod at 126.08' and at 309.59' and continuing in all a distance of 730.32', to a set 1/2" iron rod with yellow cap, for

THENCE N 00°01'33" W, a distance of 5.00', to a set 1/2" iron rod with yellow cap, for a corner

THENCE N 89°58'51" E, a distance of 5.83', to a set 1/2" iron rod with yellow cap,

THENCE N 00°01'33" W, a distance of 34.86', to a set 1/2" iron rod with yellow cap,

for a corner;

THENCE N 89°58'51" E, a distance of 95.00', to The Point of Beginning and containing 13.822 Grid ACRES, and 13.826 Surface ACRES of land more or less.

> THIS PLAT FILED IN COUNTY CLERK'S FILE NO. _

DATE: 12/11/2015

FP14-038 PAPE-DAWSON ENGINEERS

500 WEST 7TH ST | FORT WORTH TEXAS 76102 | PHONE: 817.870.3668

TEXAS BOARD OF PROFESSIONAL ENGINEERS, FIRM REGISTRATION * 470

DEVELOPER/OWNER: FW RIVERCREST BEND, LLC 2929 W. FIFTH ST., #A FORT WORTH, TX 76107

PHONE: (817)332-9600 FAX: (817)332-8405

FINAL PLAT

LOTS 1-13, 1X, 2X, 3X, 13X, BLK 100; LOTS 1-27, 1X, 2X, 21X, 27X, BLK 101; LOTS 1-27, 1X, 22X, BLK102

RIVERCREST ADDITION

AN ADDITION TO CITY OF FORT WORTH, TARRANT COUNTY, TEXAS BEING A REPLAT OF BLOCKS 100-102, RIVERCREST ADDITION AS RECORDED IN VOL. 310, PG. 91, P.R.T.C.T.

BEING A 13.822 ACRES OF LAND SITUATED IN BRITTON D. ALFORD SURVEY, ABSTRACT NO. 37, AND THE NATHAN H. CARROLL SURVEY, ABSTRACT NO. 264, CITY OF FORT WORTH, TARRANT COUNTY, TEXAS

SECRETARY

DETAIL B